

Childers

Sotheby's
INTERNATIONAL REALTY

**CLEAR VIEW SHORES Private Beach Association
#4 - #12 CUMMINS STREET
MANTOLOKING, NJ 08739**

STANDARD SPECIFICATIONS

COMMUNITY

Private homeowner's association with dedicated beach access and lifeguards for the 7 homes within Clear View Shores Home & Beach Association.

EXTERIOR

DRIVEWAY & WALKWAY: Pavers
ROOF: Timberline HD shingles or equivalent
SIDING: Certainteed Monogram siding, or equivalent,
with Azek® trim and architectural accents
Underground roof drainage discharge system
Off-street parking for four (4) cars
Composite decking, stairs and railing systems
Outdoor shower

INTERIOR DIMENSIONS

Finished interior: 3,500 square feet
Two car garage: 480 square feet
Covered deck and porch: 605 square feet
Add-on Option: +650 SF interior by finishing the 3rd floor (brings the total to 4,150 SF)

FLOORING

Tile flooring in lower level, laundry room, mechanical room and all bathrooms
Engineered hardwood flooring throughout remained

ELECTRICAL FIXTURES

LED Recessed lights throughout as per design
Wall-mounted fixtures over bathroom vanities
Pendant light fixtures over kitchen island
Hanging light fixture in dining area and in stairwell

KITCHEN

PLUMBING:

Stainless Steel Undermount Sink
Faucet-Kohler Simplice sink faucet with pull-down spout

CABINETRY:

Semi-custom cabinetry, painted solid maple shaker style doors
Soft close doors and drawers
Quartz countertops

APPLIANCES:

GE Cafe appliance suite or equivalent
36" Refrigerator
36" Gas Range
Dishwasher
Microwave
Range Hood vented directly outside

BATHROOMS

White porcelain undermount sinks
Kohler Devonshire sink and shower fixtures, or equivalent
Kohler Highline toilets, or equivalent
Frameless glass shower enclosure in master bath and en suite bath
Quartz countertops on vanities

MECHANICAL SYSTEMS

HVAC: Furnaces: (2X) High Energy Efficient gas fired furnaces
Central Air: (2X) condensing units
eZones: 3
HOT WATER: High efficiency tankless on-demand hot water heaters
ELECTRIC: 200 Amp underground service

CARPENTRY AND MISCELLANEOUS

Framing designed for future option 3-stop elevator
1 1/4" Solid MDF paneled interior doors
Custom designed closed system in master bedroom closet
Painted white wooden shelves with hanging rod in all other closets
Gas fireplace with remote operation and custom surround

WARRANTY

Quality Builders Warranty Corporation – 10-year new home warranty

UTILITIES / SERVICES

Trash collection to be provided by Township of Brick
Underground natural gas service to be provided by NJ Natural Gas
Underground water service to be provided by NJ American Water
Underground sewer service to be provided by Brick Township Municipal Utilities Authority
Underground 200amp electrical service to be provided by Jersey Central Power & Light